

W44

DATE: October 3, 2001

CONCLUSION: The proposed change of zone is consistent with the Comprehensive Plan.

RECOMMENDATION: _____ Approval _____

2. In 1979 zoning was changed from AA to Ag Agriculture District.

3. Nearby, Special Permit #1497 for Wildflower Farms Community Unit Plan, located approximately at 93rd Street and Pioneers Blvd., was approved by City Council on January 23, 1995.
4. Change of Zone #2813 from AG Agriculture to AGR Agricultural Residential was approved by City Council on January 23, 1995. This change of zone was in association with Special Permit #1497, Wildflower Farms C.U.P.
5. Nearby, Preliminary Plat #99006 for HiMark Estates, Special Permit #1423B for Community Unit Plan and a golf course and Change of Zone #3125 from AG to R-3 was approved by City Council on July 27, 1998.
6. Change of Zone #3294 to change portions of Hi Mark Estates from R-3 to AG and from AG to R-3 was approved by City Council on February 5, 2001.

COMPREHENSIVE PLAN SPECIFICATIONS:

The Land Use Map of the Comprehensive Plan specifies this area as Residential Low Density.

The area is located outside the City Future Service Limit.

UTILITIES: There is a 3" water main on the west side of S. 98th Street. This area is served by Lancaster County Rural Water District #1.

TRAFFIC ANALYSIS: So. 98^h Street is a county gravel road.

PUBLIC SERVICE: Fire protection is provided by the Southeast Rural Fire District.

ANALYSIS:

1. The applicant has stated that the intended use is for a preliminary plat and Community Unit Plan for approximately six home sites.
2. The proposed change of zone is in conformance with the Comprehensive Plan Land Use Map.
3. There is acreage development north of Pioneers Blvd and to the northwest of the subject property.
4. The area is located outside the City's Future Service Limit.

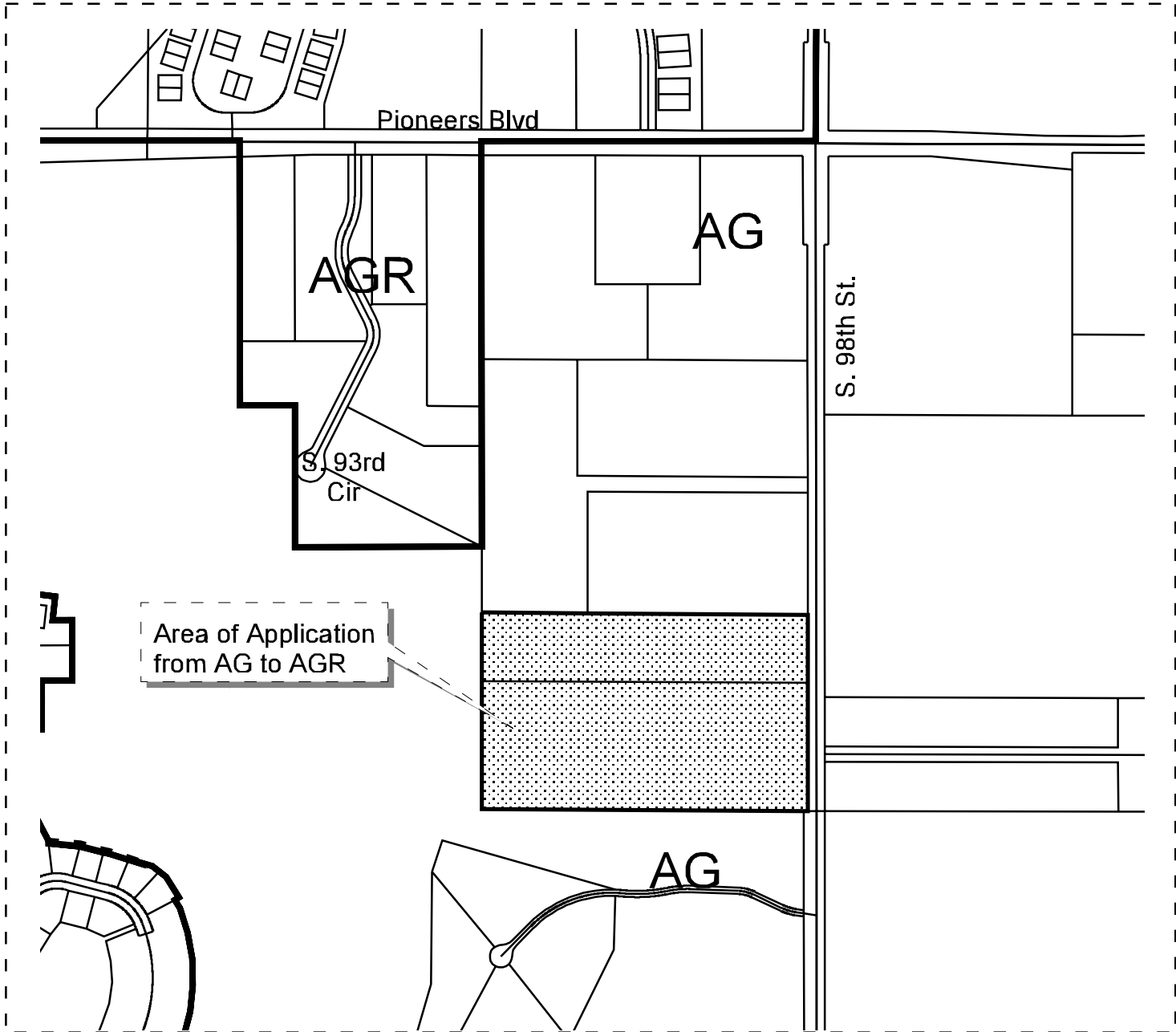
Prepared by:

Tom Cajka
Planner



Change of Zone #3342
So. 98th & Old Cheney Rd.



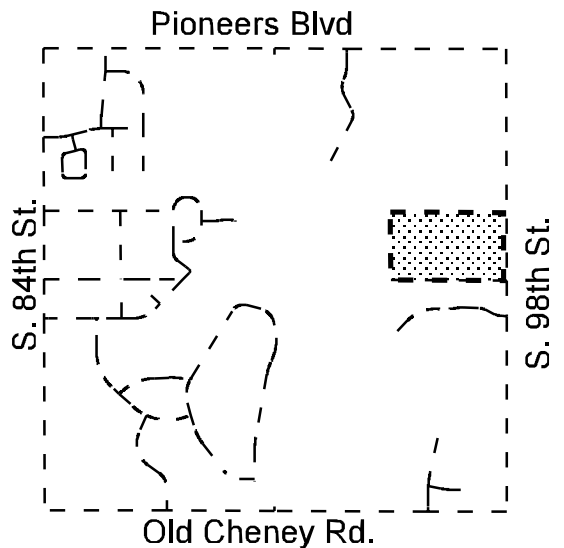
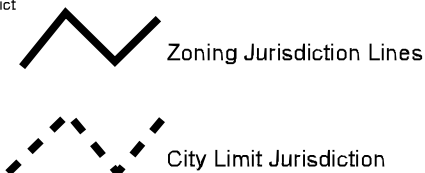


Change of Zone #3342 So. 98th & Old Cheney Rd.

Zoning:

| | |
|------------|--|
| R-1 to R-8 | Residential District |
| AG | Agricultural District |
| AGR | Agricultural Residential District |
| R-C | Residential Conservation District |
| O-1 | Office District |
| O-2 | Suburban Office District |
| O-3 | Office Park District |
| R-T | Residential Transition District |
| B-1 | Local Business District |
| B-2 | Planned Neighborhood Business District |
| B-3 | Commercial District |
| B-4 | Lincoln Center Business District |
| B-5 | Planned Regional Business District |
| H-1 | Interstate Commercial District |
| H-2 | Highway Business District |
| H-3 | Highway Commercial District |
| H-4 | General Commercial District |
| I-1 | Industrial District |
| I-2 | Industrial Park District |
| I-3 | Employment Center District |
| P | Public Use District |

One Square Mile
Sec. 11 T9N R7E




Sheet ___ of ___

Date:

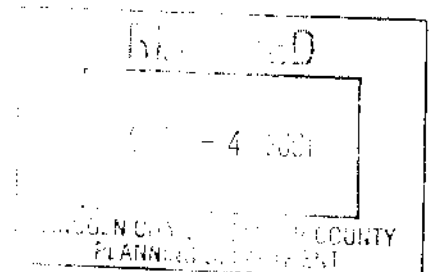
Lincoln City - Lancaster County Planning Dept.

M e m o r a n d u m

To: Tom Cajka, Planning
From:  Dennis Bartels, Engineering Services
Subject: Change of Zone AG to AGR
Date: October 2, 2001
cc: Roger Figard
Nicole Fleck-Tooze

Engineering Services has reviewed the requested change of zone from AG to AGR for a lot located 1/2 mile south of Pioneers Boulevard west of 98th Street and has the following comments:

1. This lot cannot be served with public sewer and water until sewer is available in the Stevens Creek watershed.
2. Subdivision into AGR type with lots makes future subdivision into urban lots more difficult because of the expense of building urban infrastructure improvements through acreages to serve other property or to serve the acreages with infrastructure.





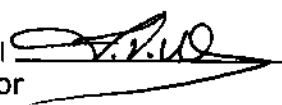
Lancaster
County

Engineering

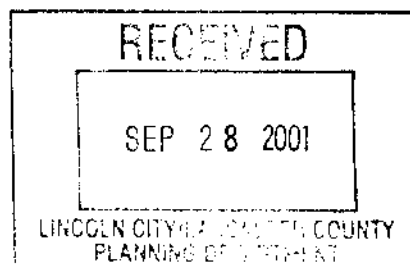
Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

DATE: September 27, 2001
TO: Tom Cajka
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: CHANGE OF ZONE FROM "AG" TO "AGR"
LOT 13 & 14, NE¼ OF 11-9-7

Upon review, this office has no direct objections to this submittal.



LVW/rln
DOCS\ZONE\11-9-7 AG to AGR.wpd

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Tom Cajka

DATE: 10/3/2001

DEPARTMENT: Planning

FROM: Chris Schroeder
Jerry Hood

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Bruce Dart, Director
EH File
EH Administration

SUBJECT: CZ #3342

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the requested change of zone #3342 with the following noted:

- Sewage disposal is projected to be a wetlands communal type system. It is noted that there are two houses and a mobile home on this property. One home and the mobile home are to be removed and with the other home to remain on the property. All the present individual sewerage systems must be properly abandoned and any remaining homes must be connected into the communal sewerage system. Besides the LLCHD, the communal system plans must be approved by the Nebraska Department of Environmental Quality prior to construction.
- Water supply is proposed to be individual wells. Each well will be required to obtain a well construction permit prior to drilling from the LLCHD.



Rodger P Harris

10/08/2001 09:05
AM

To: Thomas J Cajka/Notes@Notes
cc: Chuck A Zimmerman/Notes@Notes
Subject: CZ 3342, S. 98th St. south of Pioneers Blvd., AG to AGR

We have no comments to offer regarding the above referenced CZ.